



CITY of CALABASAS

PLANNING COMMISSION AGENDA REPORT
OCTOBER 8, 2020

TO: Members of the Planning Commission

FROM: Brenda Magaña, Associate Planner
Glenn Michitsch, Senior Planner

FILE NO.: Site Plan Review 2019-002 and Variance 2019-002

PROPOSAL: Request for a Site Plan Review and Variance to demolish an existing legal nonconforming 1,772 square-foot two-story single-family residence and construct a new 3,660 square-foot two-story single-family residence with an attached 424 square-foot two-car garage and 61 square-foot storage area. The project involves requests for four (4) variances to exceed the maximum permitted site coverage, encroach into both required side yard setbacks, and encroach into the required rear yard setback. The subject site is located at 4602 Park Mirasol (APN: 2068-007-019) within the Residential, Single-Family (RS) zoning district.

APPLICANT: Janet Elaine Spinks Architects

STAFF RECOMMENDATION:

That the Commission adopt Resolution No. 2020-702 denying File No(s). SPR 2019-002 and VAR 2019-002 without prejudice.

DISCUSSION:

Applications for the proposed project were reviewed by the Planning Commission both on August 20, 2020 and September 10, 2020 (see Exhibits B – D). At the September 10, 2020 Planning Commission meeting, following discussion on the project, a majority of the Planning Commission verbally agreed that the rear yard variance request could not be supported. However, in-lieu of a vote that would inevitably deny the project on September 10, 2020, the Commission instead inquired whether the property owner would consider redesigning the single-family residence to meet the rear-yard setback. Because the property owner had to leave the meeting early, and the project architect could not answer on the property owner's behalf, the item was continued to a date certain, and the

Commission further recommended that staff reach out to the property owner for an answer. Since the meeting, the property owner has communicated that he does not intend to redesign the single-family residence to meet the required rear-yard setback (Exhibit E). To this end, it is appropriate for the Commission to take formal action on the project.

ATTACHMENTS:

- Exhibit A: Planning Commission Resolution 2020-702
- Exhibit B: August 20, 2020 Planning Commission Agenda Report
- Exhibit C: August 20, 2020 Planning Commission Agenda Report Addendum
- Exhibit D: September 10, Planning Commission Agenda Report
- Exhibit E: Correspondence from the property owner